


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 805 South Broadway		

TO Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE:

October 31, 2011

REQUEST

The Department of Planning has received Janet Craig's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for a tattoo and body-piercing studio and a fine arts studio and gallery. We understand that this appeal is scheduled for hearing on November 22, 2011.

SITE

805 South Broadway is located on the east side of the street, approximately 36' south of the intersection with Lancaster Street. This property measures approximately 16'9" by 90' and is currently improved with a three-story attached building measuring approximately 16'9" by 81'. This site is zoned B-3-2 and is located within the Fells Point Historic District.

ANALYSIS

Conditional Use: In this zoning district, tattoo parlors are a conditional use, requiring approval by the Board (§6-408). Artisans' and craft work are a permitted use, as are exhibit rooms and jewelry stores (§6-406). In this case, the property was last authorized for use as a wearing apparel shop, which is a permitted use in this B-3 Community Commercial District.

Historic District: The subject property is located within the Fells Point District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Janet Craig, Appellant